



SOCG 40
Chelmsford Local Plan
Statement of Common
Ground with Essex
Police Authority

April 2026

Statement of Common Ground

Chelmsford City Council and Essex Police Authority

1. Introduction

Chelmsford City Council (CCC) is reviewing the Chelmsford Local Plan adopted in 2020. This has reached submission stage (Regulation 22) following consultations on the:

- Pre-Submission (Regulation 19) Local Plan (Pre-Submission Plan for short) in Spring 2025 and
- Focused Consultation (Regulation 19) Additional Sites Document (Additional Sites Document for short) in late 2025-early 2026.

This Statement of Common Ground (SOCG) has been prepared to assist the examination of the Local Plan which comprises the Pre-Submission Plan combined with the site allocations and consequential changes in the Additional Sites Document.

It establishes areas of agreement between Essex Police Authority (EPA for short) and CCC in relation to the EPA's representations on the Pre-Submission Plan and Additional Sites Document. There are outstanding areas of uncommon ground.

This SOCG also sets out agreed proposed modifications to the Pre-Submission Plan and the Additional Sites Document following email exchanges between CCC and EPA after the close of the consultations.

For the avoidance of doubt none of the proposed modifications are considered necessary to address soundness issues and instead provide factual updates, clarifications and helpful detail to the Local Plan.

CCC has fully engaged with the EPA on the development of the Council's review of the adopted Local Plan from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, EPA has been formally consulted at each Regulation 18 and 19 stages of consultation together with their accompanying Integrated Impact Assessment (IIA).

2. Strategic matters

The strategic matters of interest to EPA are:

- Delivering homes for all including Gypsy and Traveller and Travelling Showpeople accommodation
- Community infrastructure including education, health and community facilities.

Delivering homes

Strategic Priority 5 of the Pre-Submission Local Plan commits the Council to meeting local housing needs including independent living accommodation for older people (55+), supported housing for adults with learning or other disabilities, and the requirements identified through the Gypsy and Traveller Accommodation Assessment (GTAA) for Travelling Showpeople plots and Gypsy and Traveller pitches.

The strategic housing requirements are set out in Strategic Policy S6 in the Pre-Submission Plan and Additional Sites Document. This meets the transitional arrangements for assessed housing need calculated using the Standard Method. This increases Chelmsford's housing need from around 950 net new dwellings per annum (dpa) to 1,437 dpa using the Standard Method May 2025.

The Pre-Submission Plan was published for consultation under Regulation 19 on 4 February 2025. This includes a housing requirement figure of 1,210 dpa which equates to 83% of the latest local housing needs figure (1,210/1,437 x100). This exceeds the minimum 80% requirement in para. 234a of the 2024 NPPF enabling the Local Plan to proceed under the NPPF transitional arrangements. The Pre-Submission Plan also maintained a five-year housing land supply.

However, following the conclusion of the Pre-Submission Plan consultation several significant events have occurred. These include delays in strategic development housing sites coming forward and other housing sites predicted to be delivered later in the plan period which put into question whether CCC could demonstrate a 5 Year Housing Supply (5YHLS) on adoption of the review of the Chelmsford Local Plan. The adopted Chelmsford Local Plan also became more than five years old on 27 May 2025, so currently for decision making CCC must use the full Government standard method housing need number (not 80%), which means it is currently unable to demonstrate a 5YHLS.

In response to the significant events above, the Council published the Additional Sites Document. This identifies 11 additional housing site allocations for inclusion within the Pre-Submission Plan and 3 expanded housing sites adding 1,297 dwellings to the five-year housing land supply on submission (Years 2 - 6), enabling a land supply of estimated 5.75 years to be demonstrated on submission. The additional sites also add 1,592 dwellings in total to the housing land supply. The Trajectory is updated annually, and the Pre-Submission Local Plan uses the latest available Housing Site Schedule (April 2024). Minor modifications will be proposed to the Trajectory to reflect the latest published Housing Site

Schedule ahead of submission, including updating of numbers for sites which have planning permission or resolutions to grant planning permission (anticipated to be April 2026).

The GTAA identifies a need to provide 44 new permanent pitches for Gypsies and Travellers, and 38 new permanent plots for Travelling Showpeople using Annex 1 of the December 2024 Planning Policy for Traveller Sites. Sites to accommodate a total of 30 permanent pitches for Gypsies and Travellers, and 28 permanent plots for Travelling Showpeople, will be allocated across suitable large strategic development allocations, the detail of which are set out in relevant strategic site policies. The small shortfall will be met through appropriate windfall delivery in accordance with Policy DM3, which could be through windfall applications or regularisation of existing pitches/plots where appropriate within Chelmsford City Council's boundary.

Community infrastructure

Strategic Priority 8 of the Pre-Submission Local Plan commits the Council to ensure that necessary new or upgraded strategic and local infrastructure and facilities are provided alongside the development of new residential communities.

The strategic requirements are set out in Strategic Policy S9. These include facilities for education, police, ambulance and fire and rescue, primary healthcare, recycling facilities and appropriate drainage, as well as community facilities such as halls and places of worship, open space, and sports and leisure provision.

Site specific requirements are also set out in site allocation policies where relevant.

Areas of Common Ground

The following table sets out the EPS’s relevant representations to the Pre-Submission Plan and Additional Sites Document.

Proposed new text is shown in underline.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre Submission Plan	PSQ25-6125	Paragraph 4.16 of Strategic Policy S1 Section i) Locate development to utilise existing and planned infrastructure effectively	<p>Minor modification to the final sentence of paragraph 4.16 by including reference to “police facilities” after ‘healthcare in line 5:</p> <p>Modified paragraph/ sentence to read: <i>“ . . . Infrastructure includes roads and other transport facilities, education, healthcare <u>and police facilities</u> . . ”</i></p>	<p>Modification proposed to paragraph 4.16 by adding the following text: Infrastructure includes <u>but is not limited to</u> roads and other transport facilities, education and healthcare facilities, flood defences, open spaces and cultural and recreational facilities.</p> <p>The Local Plan should be read as a whole and other parts and policies will ensure police facility infrastructure can be adequately addressed. For example, Strategic Priority 8, Vision and Strategic Policies S5 and S9. Various modifications are also proposed as listed below.</p>
Pre Submission Plan	PSQ25-6126	Paragraph 6.79 after ‘healthcare’ in line 2 and “Essex Police as the Police Authority” after ‘healthcare provider’ in line 6.	<p>Modify paragraph 6.79 by including reference to “police” after ‘healthcare’ in line 2, & “Essex Police as the Police Authority” after ‘healthcare provider’ in line 6</p> <p>Modified paragraph/ sentences to read: <i>“ . . .New development can place additional demands upon existing infrastructure and services including the local and strategic transport network, healthcare, police, open spaces and education provision. These will be identified</i></p>	<p>Agreed. Modification proposed to Strategic Policy S9 paragraph 6.79 to amend the first and second sentence: New development can place additional demands upon existing infrastructure and services including the local and strategic transport network, <u>sewers, healthcare, fire and rescue, police and ambulance services, education facilities, and green infrastructure such as</u> open spaces and education provision. These will be identified by the relevant infrastructure provider for example <u>National Highways</u>, Essex County Council as Highways and Transportation Authority and lead authority</p>

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
			by the relevant infrastructure provider for example Essex County Council as Highways and Transportation Authority and lead authority for Education, NHS England and the Mid and South - Essex Integrated Care Board as healthcare providers and Essex Police as the Police Authority.”	for Education, <u>the Environment Agency, utility companies,</u> and NHS England and the Mid and South - Essex Integrated Care Board as healthcare providers, <u>Essex Police as the Police Authority and Essex County Fire & Rescue Service as the Fire Authority, the East of England Ambulance service NHS Trust and Sport England.</u>
Pre Submission Plan	PSQ25-6127	Strategic Policy S10, Paragraph 6.104 line 6 (after reference to ‘Mid & South Essex Integrated Care System’).	Modify paragraph 6.104 by including reference to “ Essex Police , Essex County Fire & Rescue Service & the East of England Ambulance Service NHS Trust” after ‘Mid & South Essex Integrated Care System in line 6 Modified paragraph/ sentence to read: “ . . . <i>The Council will work with partners such as the Highways and Transportation Authority, National Highways, the lead authority for Education, the Environment Agency, utility companies, Mid and South Essex Integrated care System, Essex Police, Essex County Fire and Rescue Service, East of England Ambulance Service NHS Trust and Sport England to bring forward the necessary infrastructure and facilities required in order to deliver the Spatial Strategy.</i> ”	Agreed. Modification proposed to Strategic Policy S10 paragraph 6.104 to amend the first and second sentence: The new housing, employment and other development proposed in the Local Plan will increase demands on physical infrastructure such as roads and sewers, social infrastructure such as health, <u>fire and rescue</u> , police and ambulance services, and education facilities, and green infrastructure such as open spaces. The Council will work with partners such as National Highways, Essex County Council as the Highways and Transportation Authority, National Highways, and the lead authority for Education, the Environment Agency, utility companies, NHS England and the Mid and South Essex Integrated Care System, <u>Essex Police, Essex County Fire & Rescue Service, the East of England Ambulance service NHS Trust</u> emergency services and Sport England, to bring forward the necessary infrastructure and facilities that are required in order to deliver the Spatial Strategy.

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
Pre Submission Plan	PSQ25-6128	Strategic policy S10, Paragraph 6.105 line 6 (after reference to 'healthcare')	<p>Modify paragraph 6.105 by including reference to “police” after 'healthcare' in line 6</p> <p>Modified paragraph/ sentence to read:</p> <p><i>“ . . .The term infrastructure can include any structure, building, system, facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways, bridleways and highways, public transport, drainage, SuDS and flood protection, waste recycling facilities, education and childcare, healthcare, police, sports, leisure and recreation facilities . . .”</i></p>	<p>Agreed. Modification proposed to Strategic Policy S10 paragraph 6.105, second sentence to add:</p> <p>... The term infrastructure can include any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): ... including public art; <u>fire and rescue, police and ambulance emergency services</u>; green and blue infrastructure; ...</p>
Pre Submission Plan	PSQ25-6107	Section 7. Where will growth be focussed. Paragraph 7.1	<p>Modify Paragraph 7.1 by including reference to “fire and rescue” after 'health' in line 4 – (*police & ambulance facilities can also be added).</p>	<p>Paragraph 7.1 - amend first sentence to include reference to fire and rescue, police and ambulance:</p> <p>To implement the Spatial Strategy, new development will be directed to sustainable locations within the three Growth Areas - (1) Central and Urban Chelmsford, (2) North Chelmsford, (3) South and East Chelmsford, and will be supported by necessary infrastructure and facilities including health, <u>fire and rescue, police, ambulance</u> and education, new roads and sewers and green infrastructure, such as open spaces.</p>
Pre Submission Plan	PSQ25-6129/6130	Strategic Growth Site Policy 1e	<p>Modify Paragraph 7.71 by including reference to “fire and rescue” after 'health' in line 4 – (*police &</p>	<p>Amend last sentence of Paragraph 7.71 to include:</p>

Consultation Document	Rep Number	Local Plan Reference	Summary of representation	Agreed resolution and any proposed modifications
		Paragraph 7.71	ambulance facilities can also be added).	Financial contributions will be required to meet infrastructure needs generated by new development, including education, health, <u>police, ambulance, and fire and rescue facilities</u> , transport, access and sports/leisure facilities.
Pre Submission Plan	Consequential change related to PSQ25-6128 Above.	Policy DM7 Paragraph 8.89 & Policy DM8 Paragraph 8.100	Modify paragraph 8.89 to include reference to fire and rescue, police and ambulance.	Amend first sentence of Paragraph 8.89 for consistency to include reference to fire and rescue, police and ambulance: Essential infrastructure is defined as being infrastructure that must be situated in the location proposed for connection purposes and the benefits of which override the impact of the designation such as sewage or water connections, power sources, waste water recycling/treatment sites, electricity substations, <u>fire and rescue, police and ambulance</u> emergency services or telecommunications including on-site and off-site reinforcements to existing networks.

Areas Without Agreement

Consultation Document	Rep Number	Local Plan reference	Summary of Representation	CCC Response
Additional Sites	AS-1032	S7	<p>Insert into IDP (Appendix A):</p> <p>Prioritisation – change from Important to Essential.</p> <p><u>Intervention Description:</u> <u>The additional Automatic Number Plate Recognition (ANPR) technology</u> and vehicle costs have also been included for the police.</p> <p>Estimated Cost: The estimated costs for the accommodation required for the 63 67 additional officers is £2,602,622 £2,860,000, <u>£402,000 for Automatic Number Plate Technology</u> and £164,166 £513,441 for the additional vehicles.</p> <p>The anticipated delivery mechanism is S106 and / or CIL.</p>	<p>The proposed amendments are noted. The Stage 3 Infrastructure Delivery Plan (IDP) was published in March 2026. The IDP will be reviewed annually therefore any requests for amendment and / or contributions can be considered as part of the review process.</p> <p>The IDP does not prejudice EPA responding as a consultee to planning applications to seek contributions from specific development proposals through S106 and / or to submit requests for CIL funding.</p> <p>No modification required to the IDP or Local Plan.</p>

3. Governance and on-going cooperation

CCC will continue to work collaboratively with EPA to address strategic matters that, in addition to those above, arise through the examination process. This will occur on an ongoing basis through emails and/or meetings and the SOCG will be kept up to date accordingly.

It is agreed that CCC is working collaboratively with the EPA to ensure that cross-boundary strategic issues are properly considered and where appropriate reflected in the review of the Local Plan and effective and on-going joint working has and will continue to be undertaken.

4. Signatories

<p>Chelmsford City Council Jeremy Potter Assistant Director – Planning and Place Making</p> <p>Signature: <i>J. Potter</i></p> <p>Date: 15/04/2026</p>	<p>Essex Police Services Nicki Lyden Strategic Planning Manager</p> <p>Signature: <i>N. Lyden</i></p> <p>Date: 14/04/2026</p>
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Document published by
Spatial Planning Services
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